

# PRIME LEASING OPPORTUNITY | ORLAND MSA | OFF US 192/US 27 INTERCHANGE

Join Brand New, 16-pump 7-Eleven | Opposite of Publix, Aldi & top Denny's  
Signalized SEC of US 192 & Town Center Blvd | Closest Traffic Light to major US 192/US 27 Interchange



## PROPERTY INFORMATION

**SIZE:** ±2.3 Acres Adjacent to Brand-New 7-Eleven (16 pumps, new prototype store)

**FRONTAGE:** ±300 FT on U.S. 192

**PAD-READY DELIVERY:** Driveways, utilities, and stormwater retention

**ACCESS:** Full-access from signalized intersection of US 192 and Town Center Blvd plus right-in/right-out on U.S. 192

**TRAFFIC:** 56,500 CPD (W US 192) & 60,000 CPD (US 27)

**LOCATION:** Booming Four Corners on closest traffic light to US 27/US 192 interchange, the key junction connecting Clermont, Kissimmee, Davenport and Horizon West.

**KEY DESTINATIONS:** One of the main roads to Disney World (6 mi away) and close to Margaritaville Resort Orlando (3 mi) and under-construction Everest Place (feat Nickelodeon Resort; 2 mi)

**NEW RESIDENTIAL:** +4,500 new residences (apts, townhomes, single-family) in 1-mi radius and +1,000 more under construction

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# IMMEDIATE MARKET PROFILE



TRAFFIC COUNTS	
Road	Avg Cars Per Day (CPD)
US 192 (W of SR 429)	56,500
US 27 (S of US 192)	60,000
US 27 (N of US 192)	47,000
CR 545 (Avalon Rd)	18,030
Westside Blvd	14,160

Source: FDOT, Orange and Osceola counties

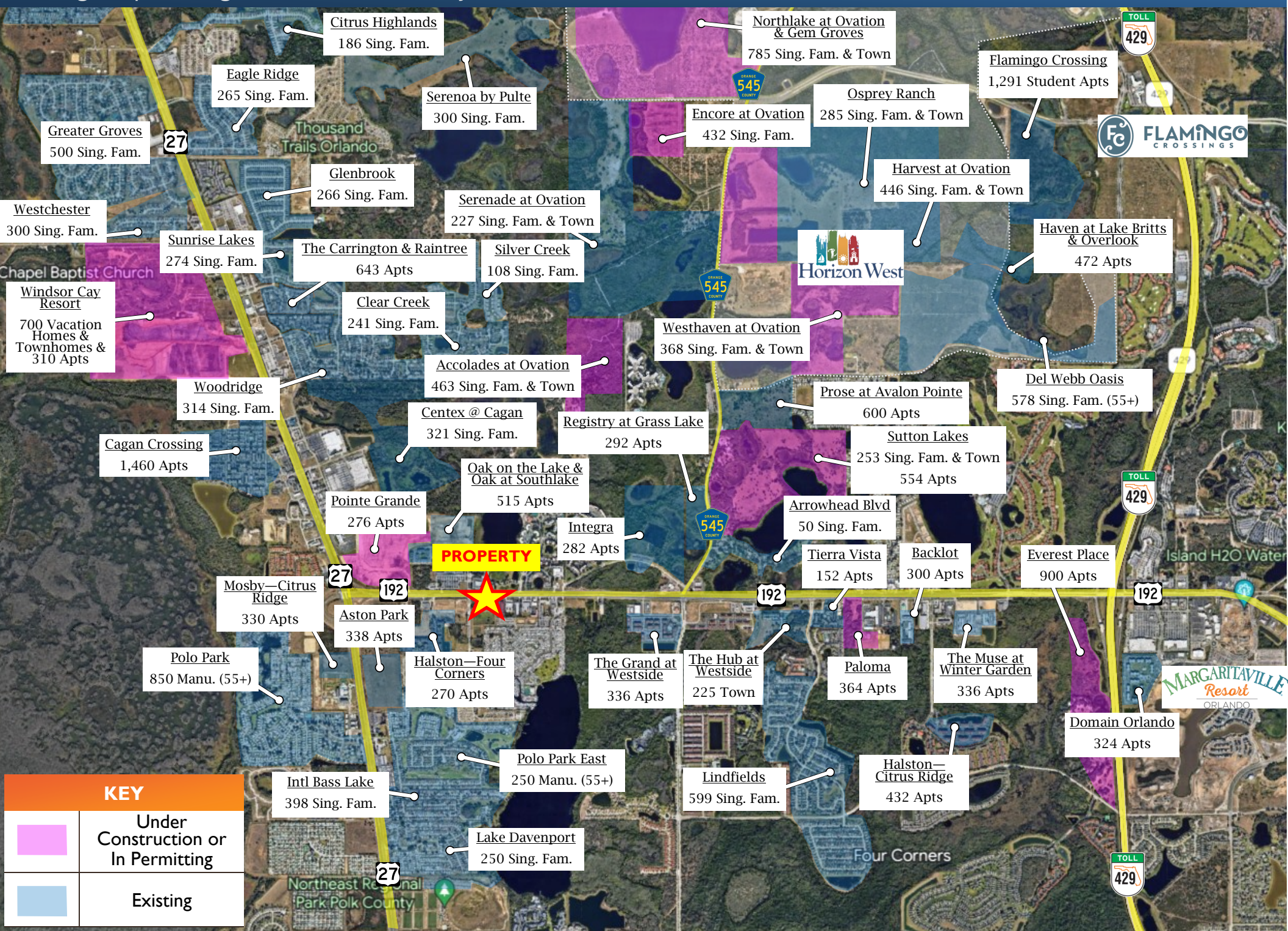
DEMOGRAPHICS			
Radius	1 mi	3 mi	5 mi
Population	5,175	45,260	93,160
Employees	4,640	48,060	97,300
Avg HH Income	\$76,540	\$92,850	\$113,850

Source: ESRI



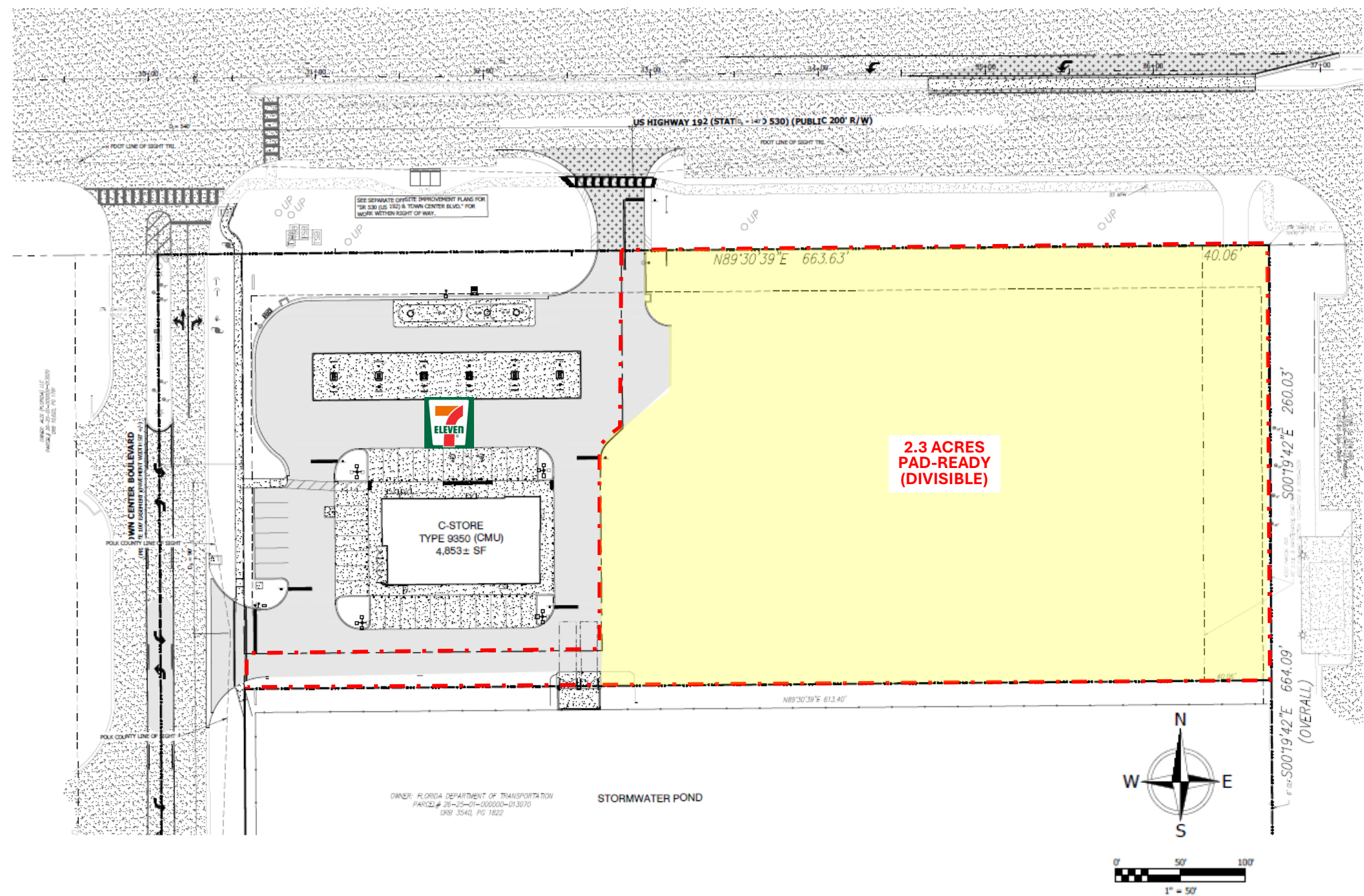
# RESIDENTIAL SNAPSHOT

## Existing & Upcoming Homes & Multifamily in 3-mi Radius





## SITE PLAN





# BIRD'S EYE AERIAL



EXPLORIA  
Express  
Orlando, FL  
155 Rooms

Summer Bay Orlando  
BY EXPLORIA RESORTS  
407 Hotel Rooms  
525 Timeshare Units

Holiday Inn  
Express  
155 Rooms

FDOT Road Improvements Underway,  
incl. New Sidewalks, Crosswalks,  
Restriping, and Resurfacing

Full Access Signal

Right-In/Right-Out

2.3 ACRES  
PAD-READY  
(DIVISIBLE)

Full Access

Off Site Retention

Halston Four Corners  
270 Apts



# AERIAL—SOUTH VIEW





# AERIAL—EAST VIEW

